112.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,089,000 / 1,089,000
					USE VALUE:	1,089,000 / 1,089,000
					ASSESSED:	1,089,000 / 1,089,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DWYER PATRICK F
Owner 2:	DWYER JENNIFER E
Owner 3:	
Street 1:	15 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOLAN SARA Q -
Owner 2:	DOLAN DAVID D -
Street 1:	15 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,278 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Copm. Clap Exterior and 3164 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7278.000	642,200		446,800	1,089,000
Total Card	0.167	642,200		446,800	1,089,000
Total Parcel	0.167	642,200		446,800	1,089,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.18 | /Parcel: 344.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 71344

GIS Ref

GIS Ref

Insp Date 09/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 112.0-0005-0017.0

!8705!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	642,300	0	7,278.	446,800	1,089,100	1,089,100	Year End Roll	12/18/2019
2019	101	FV	487,700	0	7,278.	440,500	928,200	928,200	Year End Roll	1/3/2019
2018	101	FV	486,200	1600	7,278.	338,300	826,100	826,100	Year End Roll	12/20/2017
2017	101	FV	486,200	1600	7,278.	319,200	807,000	807,000	Year End Roll	1/3/2017
2016	101	FV	460,200	0	7,278.	293,600	753,800	753,800	Year End	1/4/2016
2015	101	FV	451,200	0	7,278.	274,500	725,700	725,700	Year End Roll	12/11/2014
2014	101	FV	451,200	0	7,278.	252,800	704,000	704,000	Year End Roll	12/16/2013
2013	101	FV	451,200	0	7,278.	252,800	704,000	704,000		12/13/2012

PRINT

Date	Time
12/10/20	23:15:06

LAST REV

Date	Time
09/27/18	13:59:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8705

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN SARA Q	52825-590		5/21/2009		685,000	No	No		
SCALISI JOHN	51028-328		4/14/2008	Change>Sale	275,000	No	No		
CARINO WILLIAM	38908-338		4/23/2003		315,000	No	No		
DIMELLA JOHN B	32664-460		4/11/2001	Family	227,500	No	No		
	8630-225		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	71344
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2016	747	Solar Pa	4,104					
4/4/2014	287	Addition	75,000					
8/5/2008	885	Manual	3,000	C		G10	GR FY10	MOVE MOD HOME TO 1
8/5/2008	883	New Buil	273,000	C		G10	GR FY10	NEW MODULAR HOME
6/19/2008	676	Foundati	27,000	C		G10	GR FY10	
5/7/2008	449	Demoliti	15,000	C				demo of single fam

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
6/12/2014	Info Fm Prmt	PC	PHIL C
11/21/2008	Meas/Inspect	345	PATRIOT
1/9/2001	MLS	MM	Mary M
3/7/2000	Inspected	264	PATRIOT
2/7/2000	Measured	264	PATRIOT
8/30/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7278		Sq. Ft.	Site		0	70.	0.88	6									446,837						446,800	

Total AC/HA:	0.16708	Total SF/SM:	7278	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	446,837	Spl Credit		Total:	446,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06600630
Const Adj.:	0.98980004
Adj $ / SQ:	131.892
Other Features:	130109
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648676
Depreciation:	6487
Depreciated Total:	642190

COMMENTS

OF=SINK IN BMT OLD HOUSE DEMO NEW CONS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	3	HB	1

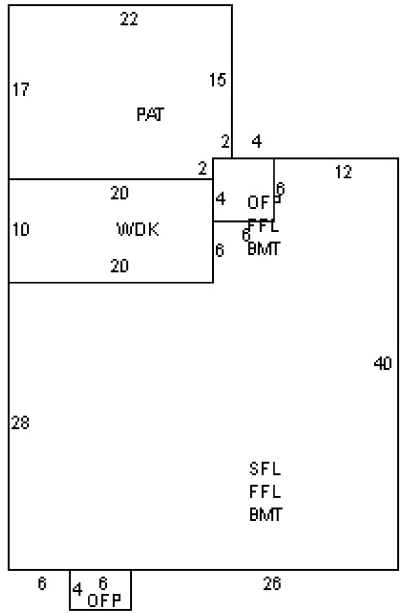
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	159.59
Special Features:	0	Val/Su Net:	144.84
Final Total:	642200	Val/Su SzAd	254.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,280	52.430	67,106
FFL	First Floor	1,280	131.890	168,821
SFL	Second Floor	1,244	131.890	164,073
PAT	Patio	370	3.230	1,195
WDK	Deck	200	10.890	2,178
OFP	Open Porch	60	43.550	2,613

Net Sketched Area:	4,434			Total:	405,986
Size Ad	2524	Gross Are	4434	FinArea	3164

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0005-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	